



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: May 21, 2024

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Bob Jefferson, Peter Martini, Paul Schlichtman, John Maher, Mike Rademacher, Brett Lambert

Absent: Jim Feeney, Rob Behrent,

Guests: Adi Toledano, Josh Sydney - SPM David Steeves - W&S

Chairperson Reedy called the meeting to order at 7:01 pm.

TOWN YARD

Mr. Toledano did a photo update of the project from 5/14/2024 and 5/21/2024 showing the following: Building D - column repair in progress, portal opening install, window screen painting and exterior painting. Site work - landscaping, stairs, stone wall and fencing. A/B connector - window install, interior finishes and ceiling install.

Mr Sydney presented the following change order for approval:

- CR259A - Building D - Repair to window, lintel and steel - \$97,967.53

Mr Sydney explained CR and requested Mr Steeves to expand on background. Mr Sydney also stated the design team had not completed vetted the CR but would like a not to exceed amount so work could begin. Discussion on repair, cost and if repair could be delayed. Mr Maher felt that with the expected shortfall in the budget and such a large CR amount we should wait or delay repair. Additional discussion on the CR and delay occurred.

Motion by Mr Maher, seconded by Mr Schlichtman to postpone vote on CR259A until after the next meeting. Motion failed on a roll call vote 3-4

Yes votes - Mr Maher, Mr Schlichtman, Mr Lambert

No votes - Mr Jefferson, Mr Rademacher, Mr Martini, Mr Reedy

Motion by Mr Martini, Seconded by Mr Jefferson to approve CR259A with a NTE of \$97,967.53

Motion passed on a roll call vote 6-1. Mr Maher voting in the negative

Mr Sydney presented the following change orders for approval:

- CR147 - Building A Lead abatement - \$8,879.00
- CR227 - Building C and D floor drains - \$15,547.91
- CR259B - Building D west elevation window removal and masonry infill- \$48,795.33
- CR263 - Building B Ceiling height and breakmetal confirm - \$2,077.16
- CR267 - Building B L2 stair landing exist angle - \$1,699.79
- CR268 - Building D Existing louver infills - \$14,140.29
- CR271 - Building existing stair pan repair - \$1,629.19
- CR288 - A/B connector bent plate and MTL panel detail - \$1,699.79

A motion to approve change orders was made by Mr. Rademacher and seconded by Mr. Lambert. Motion passed unanimously on a roll call vote, 7-0.

Mr. Sydney presented the following invoice:

- Commodore Builders - Requisition #36- April 2024- \$404,391.95

Motion was made by Mr. maher and seconded by Mr. Rademacher to approve invoice totaling \$404,391.95 Motion passed unanimously on a roll call vote 7-0

Mr Sydney presented W & S amendment #14. CA services for May 2024, \$20,000.00

Motion by Mr Jefferson, seconded by Mr Maher to approve W & S Amendment #14 for an amount of \$20,000.00. Motion passed unanimously on a roll call vote 7-0

Mr Sydney presented SPM amendment #7. OPM services for May 2024, \$25,000.00

Motion by Mr Maher, seconded by Mr Lambert to approve SPM Amendment #7 for an amount of \$25,000.00. Motion passed unanimously on a roll call vote 7-0

Mr Sydney presented SPM amendment #5. OPM additional services and reimbursables from earlier work outside of the scope of the contract for total of \$68,394.00

Discussion and explanation held regarding the extra services, reimbursables, and negotiations to reach the agreed amount for amendment # 5. Extra services total \$65,000.00, reimbursables \$3,394.00

Motion by Mr Maher, seconded by Mr Rademacher to approve SPM Amendment #5 for an amount of \$68,394.00. Motion passed unanimously on a roll call vote 7-0

Mr. Maher pointed out that the subcommittee's negotiations with Mr. Sydney concerning Amendment #5 made the final approval of amendment 5 contingent on receipt of the draft of the letter to the Industrial Parties concerning those items that have previously been negotiated with the Industrial Parties. Mr. Maher asked that this letter be presented to the committee at the next meeting.

Mr Sydney presented the CR log and it showed a balance of (\$428,096.00) deficit as of today's CRs. Mr Sydney noted several CR and contractor requested extensions that are not being carried on the log for even larger amounts.

Mr Sydney suggested to move a few items in the budget line items that were not being used and moved into contingency budget. Discussion held and decided to move \$30,000.00 from utility back charge line, \$10,000.00 from moving line item and \$8,000.00 from temporary facilities line item. Mr Sydney instructed to move those items for a total of \$48,000.00

Mr Sydney wanted to notify the PTBC that the PEMB manufacturer was filing claim against the contractor. No involvement for Town at this time but wanted us aware of it.

CENTRAL SCHOOL

No update

Motion was made by Mr Maher seconded by Mr Lambert to approve the minutes of the May 7, 2024 meeting. Motion passed unanimously on a roll call vote 7-0

Whereupon a motion was made by Mr Jefferson seconded by Mr Maher to adjourn at 8:45 PM and it was unanimously voted.

NEXT MEETINGS - TUESDAY JUNE 4, 2024 and June 18, 2024 - 7:00 pm

Respectfully Submitted,
Robert Jefferson